

PROPERTY OVERVIEW

# TIMONIUM THREE

2026 GREENSPRING DRIVE, TIMONIUM, MD 21093



## Building Information

- Proposed 90,000 SF, three-story, Class A office building
- Intended for LEED Certification
- Easy access to I-695, I-83 and York Road with close proximity to the light rail system
- Penthouse community space for building employees
- Access to fitness center and deli in neighboring office buildings
- Efficient and flexible floor plans (+/-29,000 SF/floor)
- 10' finished ceiling height
- Card access security system
- Generous parking ratio of 5/1000 SF, with 50% covered
- On-site owner management



## Surrounding Amenities

- Baja Fresh
- Baltimore Coffee & Tea
- Basta Pasta
- Bertucci's
- BlueStone Restaurant
- Burger King
- Chili's
- Chipotle
- Dunkin Donuts
- Einstein Bros Bagels
- Hightopps Backstage Grille
- Jersey Mike's Subs
- Jimmy John's
- Mother's North Grille
- Nautilus Diner
- Office Depot
- Panera Bread
- Pasta Blitz
- Qdoba Mexican Eats
- Radisson Hotel
- Red Roof Inn
- Ryleigh's Oyster
- Smoothie King
- Sonic Drive-In
- Starbucks
- Subway



# Site Plan

Timonium Three

2026 Greenspring Drive

3- Story Office

90,000 SF

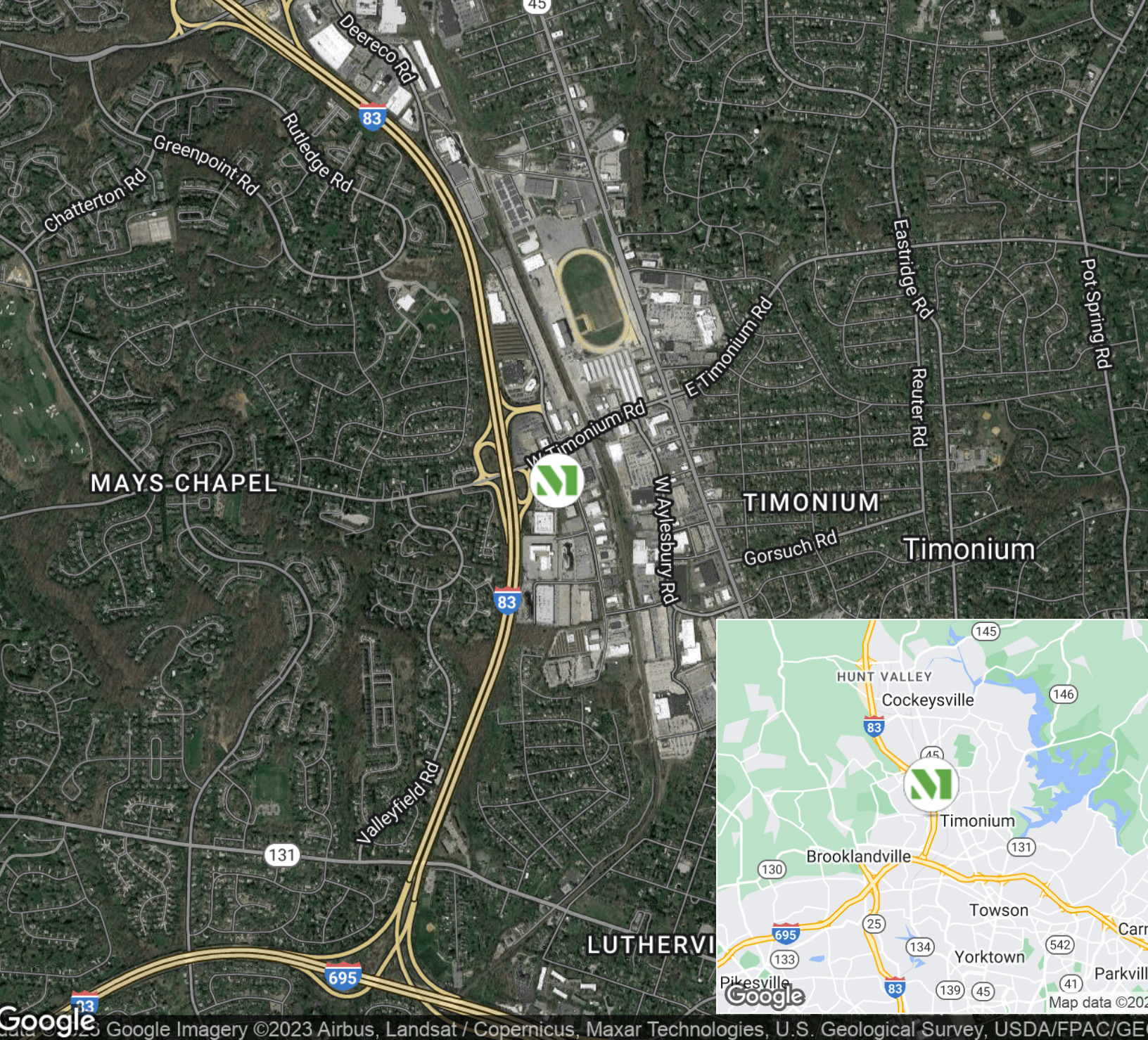


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**For additional information or to schedule a tour, contact:**

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